

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
MEETING OF JUNE 8, 2015**

1. CALL TO ORDER

Chairman Desai called the Monday, June 8, 2015, special meeting to order at 6:34 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Victor Zarrilli, Secretary (arrived at 6:50 p.m.)
Giuseppe Aglieco

Alternate: Sean Hussey

Also Present: Kimberley A. Ricci, Town Planner/ ZEO /Special Constable

Absent: Michael Casasanta
Carmen D'Agostino
William O'Sullivan
Kevin Clements

2. PUBLIC HEARING to consider the adoption of the 2015 Rocky Hill Plan of Conservation and Development, as proposed by the Rocky Hill Planning and Zoning Commission under the facilitation of Planimetrics, Inc.

Mr. Glen Chalder of Planimetrics introduced himself and gave a PowerPoint presentation detailing the changes that were made to the POCD. A POCD is an advisory document, which is meant to identify positive strategies for a community to take in the future. Based on comments and input from the Planning and Zoning Commission and the public the original draft POCD was revised and they are now presenting the proposed POCD.

There are five main parts to the POCD: the introduction, Conservation Strategies, Development Strategies, Infrastructure Strategies, and a conclusion. When updating the POCD, they took into account the expected population increase in Rocky Hill and the change in demographics.

Conservation Strategies: Included in this section is: protection of natural resources, protection of water quality, preservation of open space, support of farming, preserving community character. A new section added addressed the concepts of sustainability and resiliency, which addresses trying to be “greener” in the future and being an adaptable community.

Development Strategies: Supporting the concept of a Town Center near the Town Hall, guiding residential development, addressing changing housing needs in the future, managing business development, continuing to identify and address community facility needs.

Infrastructure Strategies: continuing to manage the roadway network, supporting other transportation modes, managing wired and wireless utilities.

The POCD also contains a section on implementation tools and strategies, which are essential to turning the POCD visions into a reality.

Public Comment

Ms. Crista Mariner of 58 Old Farms Road addressed the Commission with some concerns regarding the proposed POCD. She submitted a document to the Commission, parts of which she read into the record. She asked that the Commission consider postponing the adoption of the POCD until the June 17th meeting so they can review the public's comments. She is concerned about the changes that are being proposed to Brook Street and the effects those changes will have on the quality of life of the residents that live in that area. She is asking that they completely eliminate the creation of a new Business Park 2 Zone. She believes this zone is ill conceived and not very well thought out. She is also against adding light manufacturing to the Corporate Ridge area. She believes this change would alter the character of this executive office district forever.

Mr. Jim Zagroba of 263 Meadow Road addressed the Commission. He said he thinks the biggest challenge will be to hold steadfast to the goals contained in the POCD. He encouraged the Commission to be good stewards of this document when hearing applications as they come before them. He is concerned about commercial and retail development being proposed along Glastonbury Avenue because there is no place for pedestrians to walk. He would like the waterfront area to be eliminated along Meadow Road. He asked that the Commission defer approving this document so there can be further discussion.

Mrs. Karen Connors of 792 Brook Street addressed the Commission. She agreed with comments made by Ms. Mariner also asked that they not vote on the proposed POCD tonight. She said Brook Street is incredibly busy with truck traffic and what they are proposing would only increase the traffic.

Mr. Mike Connors of 792 Brook Street said unfortunately there aren't more people present, but the impact on Brook Street is on a small number of residents that live there. There are a very high number of trucks traveling along Brook Street and he asked that the Town consider an ordinance addressing truck traffic, parking and idling along Brook Street. He also noted that the curb where you turn onto Brook Street is destroyed and suggested increasing the size of the turn lane to allow for the trucks making that turn.

Ms. Sara Connors of 792 Brook Street said as a resident who lives on Brook Street there is already a lot of truck traffic on this street and she is afraid to go on the sidewalks. She asked that the Commission wait to make a decision on the POCD.

Mr. Chalder said there is a mistake on the Open Space Map, Existing Land Use Map and Future Land Use Plan map that needs to be corrected. He said the as part of the Town Center Plan, the POCD is recommending a detailed study of that area to see what could be accomplished in this

area. He agreed that it will be a challenge but they are trying to connect the Town Center area with the riverfront area, by way of Glastonbury Avenue. As far as Brook Street, the proposed plan suggests putting in a roundabout to encourage trucks to turn around and go back out to Route 3 instead of traveling through the residential area of Brook Street. They also suggest intersection improvements to accommodate the truck traffic in this location. He feels the changes suggested in the POCD will benefit this area because they are more restrictive than what is there now. He agreed with Ms. Mariner's point that the POCD may be too descriptive regarding the Business Park 2 Zone.

Commissioner Zarrilli asked if there is anything that can be added to the POCD to address the problem with truck traffic along Brook Street. Mr. Chalder said they could put a strategy into the transpiration section seeking ways to address the truck traffic. Much of the jurisdiction in this area falls on the Town Council to create Ordinances to address this problem. Mrs. Ricci said the previous manager of Burris said they would consider creating on-site parking lot at their facility for trucks to queue. She will contact the new manager to see if this is a possibility. Chairman Desai said she may also want to look into the conditions of the permit for the Burris facility to see if there are any violations. He said this may be something that can be addressed when they update the Town's Zoning Regulations.

Commissioner Aglieco asked how creating one-way roads might affect the Town Center concept. Mr. Chalder said if you have one-way streets you still need a way out so that can create other problems.

Ms. Mariner agrees there is a need for a place for Burris trucks to park but she is concerned about creating a parking lot on site because it is next to the 2 new proposed school sites. She also pointed out that the southern portion of the site is next to the "most important wetlands in Town".

Mr. Connors agreed with Ms. Mariner's request that the restrictions for use in the BP 2 District be eliminated, especially in regards to places of worship. He said this area is already congested with the new development that is going on and with the addition of two schools, there will now be buses with school children added to the mix. He would like the problem of trucks idling along Brook Street addressed.

Commissioner Zarrilli asked how Mr. Chalder suggest addressing the comments made in the May 22nd CRCOG report. Mr. Chalder said there was a misunderstanding that Rocky Hill was eliminating their Flood Plain Zone, but he said what they are suggesting is eliminating a small area on the Zoning Map which is in the Town's Flood Plain Zone, because there are no standards in the Regulations for it. They are not proposing to eliminate the Flood Plain *Overlay* Zone.

A MOTION was made by Commissioner Zarrilli to close the public hearing to consider the adoption of the 2015 Rocky Hill Plan of Conservation and Development, as proposed by the Rocky Hill Planning and Zoning Commission under the facilitation of Planimetrics, Inc. The motion was seconded by Commissioner Aglieco. All were in favor, MOTION CARRIED UNANIMOUSLY.

3. SPECIAL MEETING CALL TO ORDER

- 4. POSSIBLE ACTION on the Proposed 2015 Rocky Hill Plan of Conservation and Development as proposed by the Rocky Hill Planning and Zoning Commission under the facilitation of Planimetrics, Inc.**

A MOTION was made by Commissioner Zarrilli to approve the POCD as proposed with the following changes:

- 1. On page 62 under the Business Park 2 zone, eliminate a-f.**
- 2. Address truck traffic and the creation of a Truck Traffic Ordinance in the Transportation Section of the POCD.**
- 3. Including all Staff and Planimetrics comments.**

A FRIENDLY AMENDMENT was made by Commissioner Hussey to make the approved POCD effective June 26, 2015. Friendly Amendment was accepted.

All were in favor, MOTION CARRIED UNANIMOUSLY.

5. ANY OTHER RELATED BUSINESS to the 2015 Plan of Conservation and Development

Mrs. Ricci noted that this is not the end of the process. One of the recommendations in the POCD is to create a Plan Implementation Committee. The Planning and Zoning Commission will also begin updating the Town's Zoning Regulations.

6. REVIEW/DISCUSSION and possible action on draft contract for update of Rocky Hill Zoning Regulations

Rocky Hill's approved budget included \$25,000 for updating the Town's Zoning Regulations. Planimetrics has submitted a draft proposal for \$25,000 to assist in this update. Mr. Chalder suggested starting the update process in September. He suggests beginning with a workshop meeting when Mr. Chalder and the Commission can discuss issues of concern. From there, Mr. Chalder will work on tightening up and clarifying the Regulations for the Commission to review. The process is similar to the process of updating the POCD and there will be plenty of opportunity for the public to be involved.

A MOTION was made by Commissioner Zarrilli to approve the \$25,000 proposal by Planimetrics to update the Rocky Hill Planning and Zoning Regulations. The motion was seconded by Commissioner Aglieco. All were in favor, MOTION CARRIED UNANIMOUSLY.

7. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 7:57 p.m. The motion was seconded by Commissioner Aglieco. All were in favor, MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary